

GOALS, OBJECTIVES AND ANALYSIS

DOWNTOWN OPEN SPACE PLAN

GOAL FOR DOWNTOWN OPEN SPACE

An interconnected system of high quality open spaces that promote sustainability, placemaking, and livability featuring:

- . A variety of open spaces ranging from nature-focused to civic-focused;
- . Diverse and dynamic opportunities for outdoor social, civic, and recreational activities;
- . Linked corridors and streetscapes that connect urban neighborhoods to Downtown; and
- . Landscape design that promotes safety, serves environmental functions, and complements the urban fabric.

PLAN OBJECTIVES

- . Assess current open space inventories;
- . Identify potential new public open space locations; and
- . Recommend policy and ordinance changes to regulate the provision of public, semi-public, and private open space.

PLAN DEVELOPMENT



1st Workshop
Participants discuss qualities of downtown open space



2nd Workshop
Participants draw master plan of spaces and connect with pedestrian corridors.



3rd Workshop
Participants develop visions for open spaces potential in downtown.

ANALYSIS OF OPEN SPACE ISSUES

Downtown is home to a range of open spaces that can be assessed through a variety of lenses. Analysis of existing open spaces focused on three main attributes: public access, form, and function.

1 PUBLIC ACCESS

Studying the accompanying map *Downtown Durham Existing Conditions*, the range of open spaces can be broken into three main categories of ownership and access.

1. Public open spaces are owned and maintained by a public entity and are accessible to the general public.



2. Semi-Public open spaces are privately owned and managed, and accessible to the public at the owner's discretion.



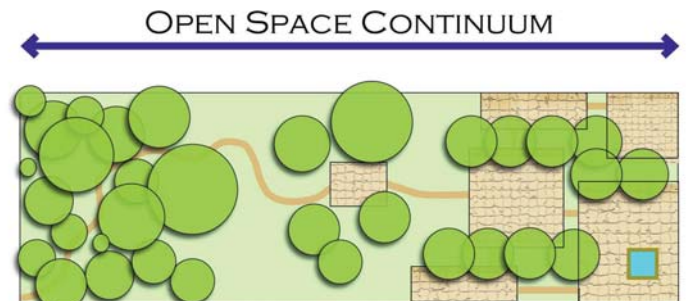
3. Private open spaces are privately owned and managed with access limited to a select user group.



Currently, there is a balance between private open spaces and publicly accessible open spaces in Downtown. Maintaining that balance is important. Therefore, a focus on accessibility, whether publicly or privately owned, will be a focus of the Plan moving forward.

2 DIVERSITY OF OPEN SPACE FORM

In a downtown setting, the forms of open space can vary from natural seeming landscapes to programmed hardscapes. The *Open Space Continuum* below describes this concept.



Aspects of Nature Space
Habitat, Urban Cooling, Stormwater Infiltration, carbon and Nutrient Capture, Environmental Learning
Limited Pedestrian and ADA Access, Passive Recreation

Aspects of Civic Space
City Wide Public Gatherings, Maximum Pedestrian Access, Maximum ADA Access
Festival Spaces, Food Trucks, Art and Fountains, Active Recreation

As the Downtown Open Space Plan moves forward, recommendations will include a variety of open space types from natural setting providing a respite from the built form to hardscapes providing an opportunity for civic gathering.

3 OPEN SPACE FUNCTION

Open spaces often serve varying and overlapping functions; however, studying how and for what purposes spaces are used can establish the strengths and weaknesses of the existing open space inventory.

Civic Gathering



Downtown has three primary venues for large public events. Streetscape improvements have carved out spaces for smaller, informal gatherings.

Recreation



There are currently few opportunities for recreation. The American Tobacco Trail is the primary recreational facility and Oakwood Park has the only playground.

Environmental



There are very few existing sites serving primarily environmental functions such as stormwater retention. The urban forestry streetscape program is improving tree canopy.

Shaping the Urban Form



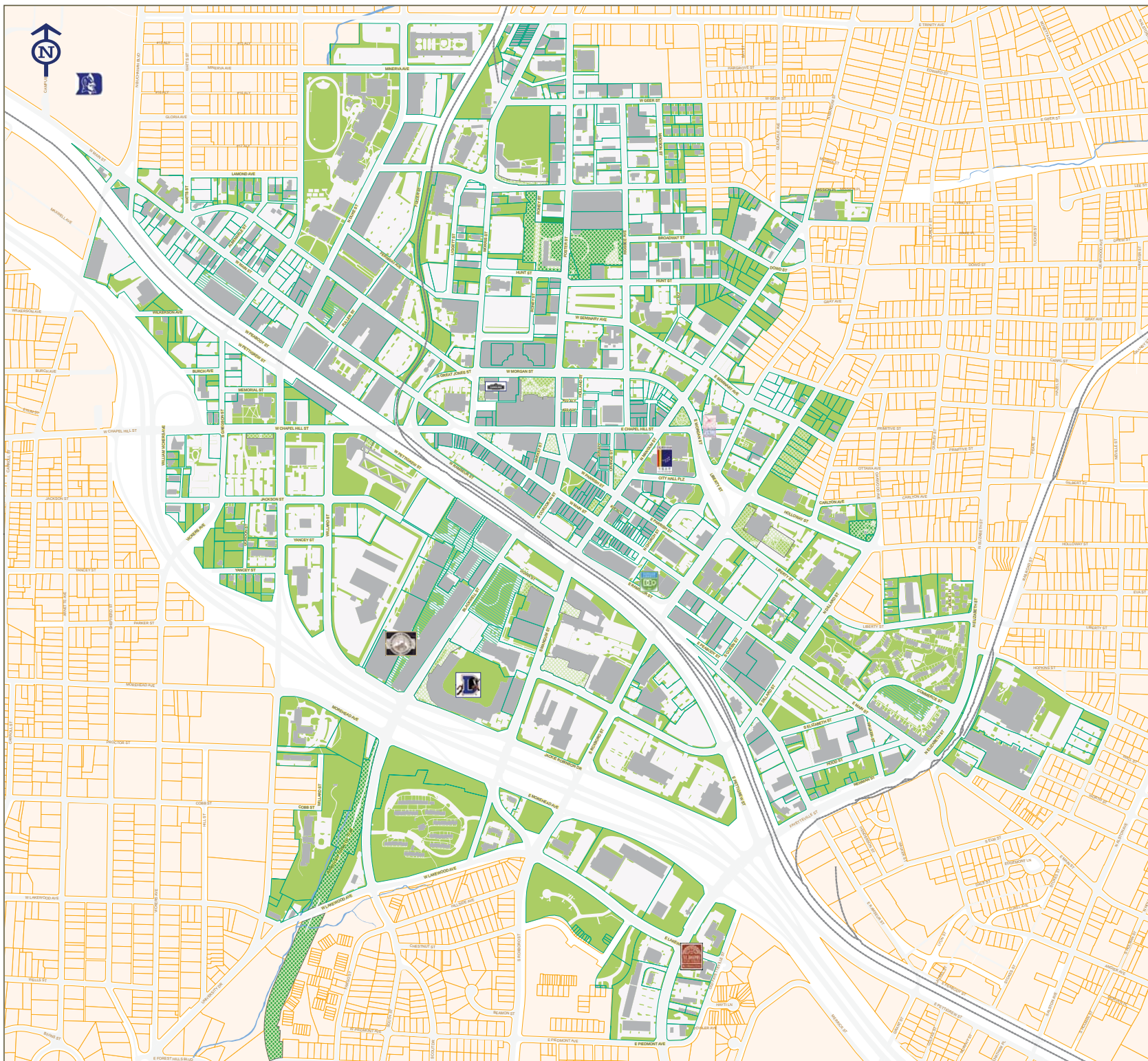
Many public open spaces are leftover lots and do not frame or enhance public buildings.

Transportation/Connectivity



There are functional gaps in key regional bike/ped connections that could be improved. Streetscape redesign has improved pocket open spaces in the Core.

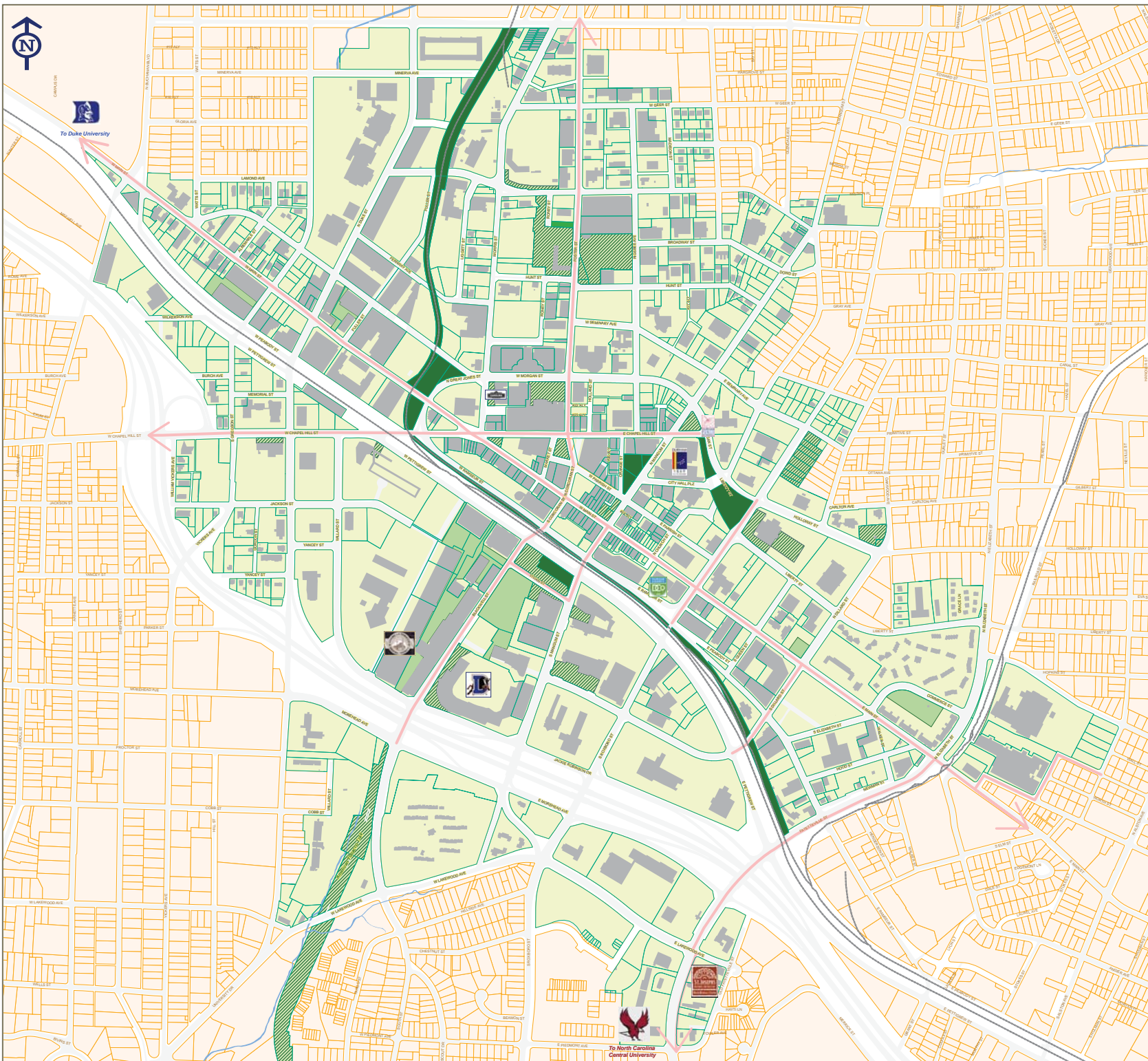
DOWNTOWN DURHAM EXISTING CONDITIONS



- PUBLIC PARKS AND GREENWAYS
- PUBLIC OPEN SPACE
- PRIVATELY OWNED OPEN SPACE ACCESSIBLE TO THE PUBLIC
- BUILDINGS
- IMPERVIOUS SURFACE
- RIGHTS-OF-WAY
- PERVIOUS SURFACE
- RAILROADS
- STREAMS



Durham City-County Planning Department
May 13, 2013



DOWNTOWN DURHAM OPEN SPACE PLAN

- PROPOSED PUBLIC OPEN SPACE
- EXISTING PUBLIC OPEN SPACE
- SEMI-PUBLIC OPEN SPACE
- IMPROVED PEDESTRIAN CORRIDOR
- BUILDINGS
- RAILROADS
- STREAMS



0 1,000 2,000 3,000
Feet



Durham City-County Planning Department
May 13, 2013

EXISTING OPEN SPACES

DOWNTOWN OPEN SPACE PLAN

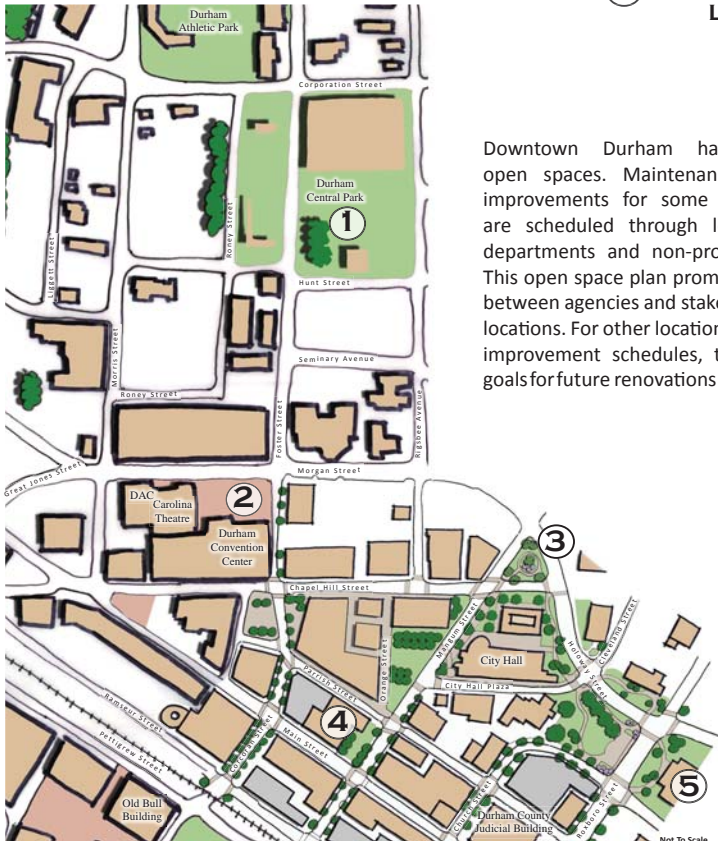
SUPPORT AND ENHANCE THE SPACES WE HAVE



④ **102 WEST MAIN STREET**



⑤ **DURHAM MAIN LIBRARY**



Downtown Durham has few existing open spaces. Maintenance and planned improvements for some of these spaces are scheduled through local government departments and non-profit organizations. This open space plan promotes coordination between agencies and stakeholders for those locations. For other locations without current improvement schedules, the plan outlines goals for future renovations or enhancements.

SUPPORT AND ONGOING COORDINATION

Support for ongoing improvements in the following locations is outlined in this plan, specifically through coordination with the lead non-profit or department for the site.

DURHAM PARKS AND RECREATION MASTER PLAN 2012-13

With an increasing population, additional areas annexed, and changing trends in recreation, Durham Parks and Recreation will revise its master plan to reflect the pulse of residents' desires for new facilities and programming over the next decade.

DURHAM COUNTY MAIN LIBRARY

Durham County's Capital Improvement Plan includes the expansion/renovation of the Main Library, including additional space and equipment needs of the Main Library and updates to the plaza and lawn.

DURHAM CENTRAL PARK

Durham Central Park is developed through a public/private partnership involving the nonprofit Durham Central Park, Inc., and the City of Durham's Parks and Recreation Department.



PROPOSED ENHANCEMENTS

This plan includes recommendations to update the well loved, but under utilized spaces, such as Civic Center Plaza, Rotary Park, and 102 West Main Street. Goals for improvements include:

- Frame and focus the views towards important nearby buildings;
- Reduce visual clutter;
- Provide a pleasant welcoming place to sit, perform, and enjoy; and
- Improve the circulation between outdoor rooms.



Current view of Civic Center Plaza



Illustrative example for 102 West Main Street renovation



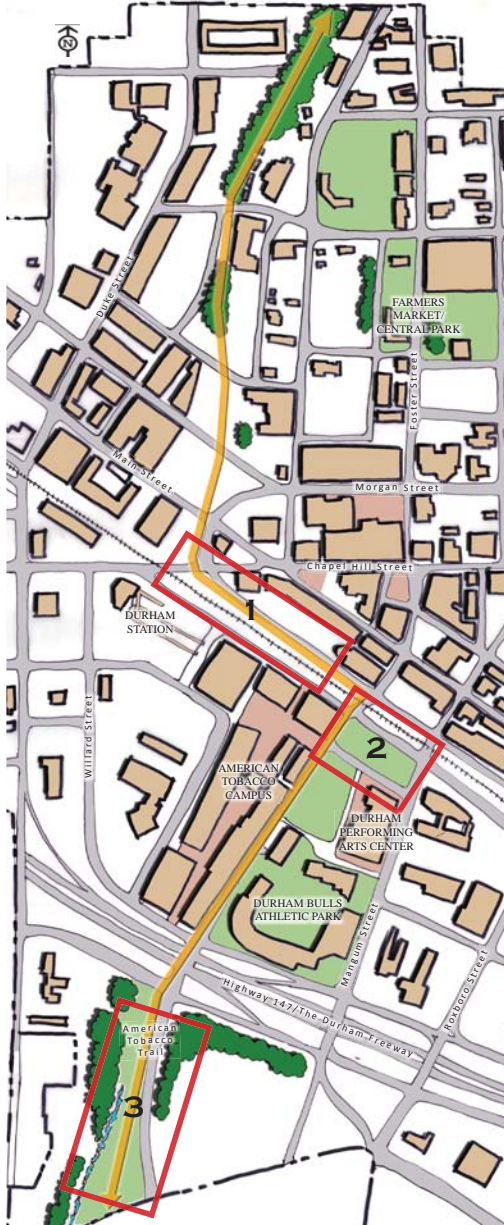
Illustrative example for Rotary Park renovation

CONCEPTUAL DESIGNS FOR IMPROVED CONNECTIVITY

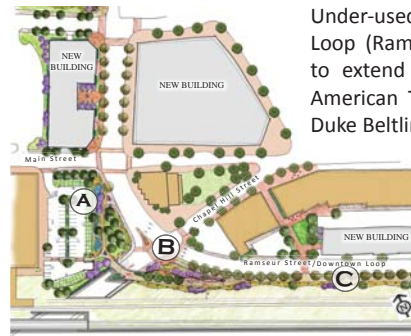
DOWNTOWN OPEN SPACE PLAN

CONNECTIONS

A focus of the Downtown Open Space Plan is to facilitate mobility between housing, jobs, businesses, and major open spaces. This concept plan connects the American Tobacco Trail to the proposed Duke Beltline Trail with pockets of open space that create new gateways and enhance existing landmarks.



1. DOWNTOWN GREENWAY



Under-used travel lanes on the Downtown Loop (Ramsur St.) offer an opportunity to extend a greenway connecting the American Tobacco Trail to the proposed Duke Beltline and the Amtrak Station.



RECOMMENDED CONCEPTS:

- (A) Extend a multi-use pathway through landscaped greenspace to provide better access and connectivity to the Amtrak Station.
- (B) See the Overpass & Gateway improvements below,
- (C) Remove an approximately 1000 foot turning lane from the Downtown Loop to include a five foot tree planting area and a 10 foot wide multi-use pathway,

GATEWAY & OVERPASS:

An abandoned railroad bridge over West Chapel Hill Street, if acquired by Durham, could be repurposed as a pedestrian overpass likened to a miniature version of the High Line park in New York City. A portion of the retaining wall could be carved out to form a small open space and Downtown gateway.

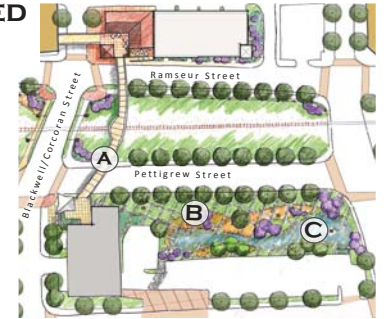


2. PERFORMING ARTS CENTER GREEN

There is potential to enhance the green space in front of DPAC currently owned by the NC Railroad. Creating a pedestrian link over the railroad tracks and the Loop is important to connect different districts of Downtown.

RECOMMENDED CONCEPTS:

- (A) Connect the American Tobacco Campus with Downtown with a pedestrian bridge over the railroad tracks
- (B) Enhance the green space in front of DPAC
- (C) Introduce a stormwater design feature



3. TOBACCO TRAIL GATEWAY

Building upon the success of the American Tobacco Trail as an entrance into Downtown, this illustrative design features a stream restoration project and natural landscaping.

RECOMMENDED CONCEPTS:

- (A) Monumental gateway and kiosk to announce the entrance to Downtown
- (B) Formal parking area for playground, trailhead, and baseball games
- (C) Playground
- (D) Restore the headwaters of Third Fork Creek and remove invasive plant species.



CONCEPTUAL DESIGNS FOR NEW PUBLIC OPEN SPACE

DOWNTOWN OPEN SPACE PLAN

GREENING THE CENTER

A focus of the Downtown Open Space Plan is to create publicly accessible greenspaces in the Downtown core that form connections between civic buildings. In this concept plan, Durham City Hall, the City's Parks and Recreation Department, and the Durham County Main Library are linked together by a series of new and enhanced open spaces. This poster features illustrative designs for two new open spaces: the City Hall Green Space and the Civic Play Space.



1 SITE FOR PROPOSED CITY HALL GREEN SPACE



2 SITE FOR PROPOSED CIVIC PLAY SPACE



1. CITY HALL GREEN SPACE



If recommendations from an ongoing Downtown Parking Study are implemented, demand for the surface parking lot across Mangum Street from City Hall could be eliminated. Repurposing the lot provides an opportunity to improve accessibility, program the space for civic events, take advantage of architectural enclosure, and incorporate stormwater retention features.

RECOMMENDED CONCEPTS:

- (A) Central lawn surrounded with shaded plazas with seating areas
- (B) Improve pedestrian connections between Orange Street & City Hall
- (C) Stormwater infiltration & retention infrastructure below central lawn
- (D) Preserve granite curb walls along Orange Street

2. CIVIC PLAY SPACE



The proposal for redesigning the Downtown Loop to support two-way traffic opens a large swath of land that could be designed as a multi-purpose play space.



RECOMMENDED CONCEPTS:

- (A) Two half basketball courts with viewing plaza area
- (B) Older and younger children's playgrounds
- (C) Quiet garden area with seating
- (D) Exercise trail linking civic buildings to the park
- (E) Improve the pedestrian connection to the Main Library

IMPLEMENTATION STRATEGIES

DOWNTOWN OPEN SPACE PLAN

AMEND THE PARKS AND RECREATION IMPACT FEE

1 DESIGNATE 1.5% OF THE FEE TOWARDS DOWNTOWN OPEN SPACE ACQUISITION AND IMPROVEMENT

The current Parks and Recreation impact fee system, applied only to residential development, dedicates the bulk of funds acquired through impact fees to be spent in suburban areas, as dictated by the current Parks and Recreation Master Plan. This proposed change would dedicate a portion of the fees to be spent Downtown to fund the projects proposed in this Plan.



Refurbished residential development in Downtown.

2 REQUIRE ALL NEW NON-RESIDENTIAL DEVELOPMENT OF LESS THAN FOUR ACRES, AND NON-RESIDENTIAL RENOVATION OF EXISTING STRUCTURES, TO CONTRIBUTE TO THE PARKS AND RECREATION IMPACT FEE

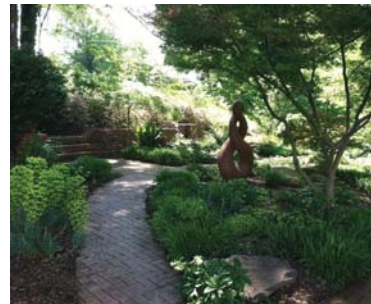
Currently, only residential development contributes to the Parks and Recreation impact fee, primarily because in suburban areas residents are the primary users of recreation facilities. However, the unique mix of uses and urban fabric Downtown invites all types of users of Downtown open space. Therefore, non-residential development should also contribute. All funds generated by these fees should be directed Downtown.



High quality open space at the American Tobacco Campus

3 ALLOW DOWNTOWN PARKS AND RECREATION FUNDS TO BE UTILIZED FOR PASSIVE OPEN SPACE AND/OR ACTIVE RECREATION AREAS

The current parks and recreation impact fee directs funds towards active recreation facilities only. However, because passive Downtown open spaces can serve a variety of functions, parks and recreation impact fee funds used in Downtown should also go towards passive open space acquisition and development.



Passive open space at Central Park

AMEND THE UDO TO REQUIRE ON-SITE OPEN SPACE

Require provision of on-site open space for new Downtown development meeting the following criteria:

1. The development site is greater than four acres; and
2. The built square footage is of significant size (threshold to be determined).



Open Space and stormwater feature at West Village

The open space can be public or semi-public and be composed of:

- Courtyard;
- Public art;
- Green open space; and/or
- Civic open space.



Courtyard-style open space at the American Tobacco Campus

POTENTIAL FUNDING SOURCES

Potential funding sources for Downtown open space includes:

- Parks and recreation impact fees;
- Capital Improvements Plan (CIP), including the 1% for public art;
- Public and private grants; and
- Federal funds, such as those earmarked for the Duke Beltline.



Public art on Parrish Street



Privately funded pavilion in Central Park